



**Planning Commission
Staff Report
Rezone
Hearing Date: November 8, 2017**

ITEM 2* Kameron Spencer requests a General Plan text amendment to delete Appendix C-3 “Residential Agricultural Specific Development Plan” as pertaining to the proposed Land Use for property located on both sides of Lakeshore Drive between approximately 120 and 400 North. Fort Utah Neighborhood. 17-0003GPA, Brian Maxfield, 801-852-6429

<p><u>Applicant:</u> Kameron Spencer representing Century Communities</p> <p><u>Staff Coordinator:</u> Brian Maxfield</p> <p><u>Property Owner:</u> Douglas and Bert Halladay; Kyle H & V Ju Swensen</p> <p><u>Parcel ID#:</u> 21:022:0176; 21:022:0168; 21:029:0067; 21:029:0063; 21:029:0078.</p> <p><u>Current Zone:</u> A1.10</p> <p><u>General Plan Designation:</u> C-3 “Residential Agricultural Specific Development Plan” of the General Plan.</p> <p><u>Acreage:</u> 23.8</p> <p><u>Related Items:</u> 17-0006R; 17-0012PPA</p> <p><u>Council Action Required:</u> Yes</p> <p>ALTERNATIVE ACTIONS</p> <ol style="list-style-type: none">1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is December 13, 2017, 5:30 p.m.</i>2. Recommend Approval of the proposed General Plan Amendment. <i>This action would not be consistent with the staff recommendation and the Planning Commission should state new findings.</i>	<p><u>Current Legal Use:</u> Agricultural / Residential Agricultural</p> <p><u>Relevant History:</u></p> <ul style="list-style-type: none">• December 2006 - Adoption of the Residential Agricultural Specific Development Plan <p><u>Neighborhood Issues:</u> Changes in density and resulting traffic</p> <p><u>Summary of Key Issues:</u> Development of Southwest Area Neighborhood Plan</p> <p><u>Staff Recommendation:</u> That the Planning Commission recommend to the Municipal Council <u>denial</u> of the proposed General Plan Amendment to eliminate Appendix C-3 and related references to the Key Land Policies for the Fort Utah Neighborhood until the Southwest Area Neighborhood Plan can be completed or else, in the view of the neighborhood and the City, a desirable land use plan for the site can be designed and presented.</p>
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OVERVIEW

This item is an amendment to the General Plan, and deals principally with the elimination of the Appendix C-3 Residential Agricultural Specific Development Plan. Appendix C-3 was adopted by the Municipal Council on December 5, 2006 (Resolution 2006-104). The text of Appendix C03 includes a copy of the resolution; an amendment to the listed Key Land Use Policies for the Fort Utah Neighborhood in Chapter 6 of the General Plan; and a site plan layout of the proposed Pelican Creek development for the associated area. The resolution was approved in conjunction with the adoption of Chapter 14.49C SDP-3 Residential Agricultural Specific Development Plan in the Zoning Ordinance. The Key Goals and Policies as listed in paragraphs 5-8 of Appendix C-3 were later reformatted and are now included within the Fort Utah Neighborhood key land policies as follows:

4. The area bounded by Center Street and the Provo River, west of the Lakeside Village Subdivision, within the Residential (R) designation of the Fort Utah Neighborhood, should develop as one-family detached homes with lot sizes of one-half acre or greater, and may include limited animal rights unless a proposed subdivision is designed as a "cluster" type development wherein smaller lots enable the developer to provide a significant amount of common open space. It should be noted that a future collector road is proposed by UDOT to connect into Geneva Road (approximately 2000 North, Provo) and connect to Center Street (Provo) west of 3110 West. The minimum width of right-of-way required will be 100 feet. The exact alignment of the collector road is unknown, therefore, prior to approval of any future development including rezoning of any property in this vicinity, the location of the proposed collector road should be determined. Right-of-way dedication for the proposed road may also be required.
5. The Residential Agricultural Specific Development Plan, adopted by Municipal Council Resolution 2006-104, is included as Appendix C-3 of the General Plan in order to guide development of this area when the Specific Development Plan zone is adopted.
 - a) The three (3) acre parcel identified in the Pelican Creek Specific Development Plan as open space should develop with recreational uses such as an equestrian center, riding park or other similar uses.
 - b) The Master Street Plan indicates that 3110 West, designated as a collector road, will eventually cross northward over the Provo River via a future bridge linked to Lakeshore Drive. The timing of this element will be addressed with each successive phase of the Pelican Creek Specific Development Plan.

As stated, the resolution establishing Appendix C-3 included an illustration of the proposed Pelican Creek Development. That illustration is attached to this staff report. However, it should be noted that only the 9.24 acres included within Phase I of the Pelican Creek Subdivision was ever rezoned to the SDP-3 Zone when that phase of the development was approved in 2007. The remainder of the area contained within the Pelican Creek plan has remained in the A1.10 zone.

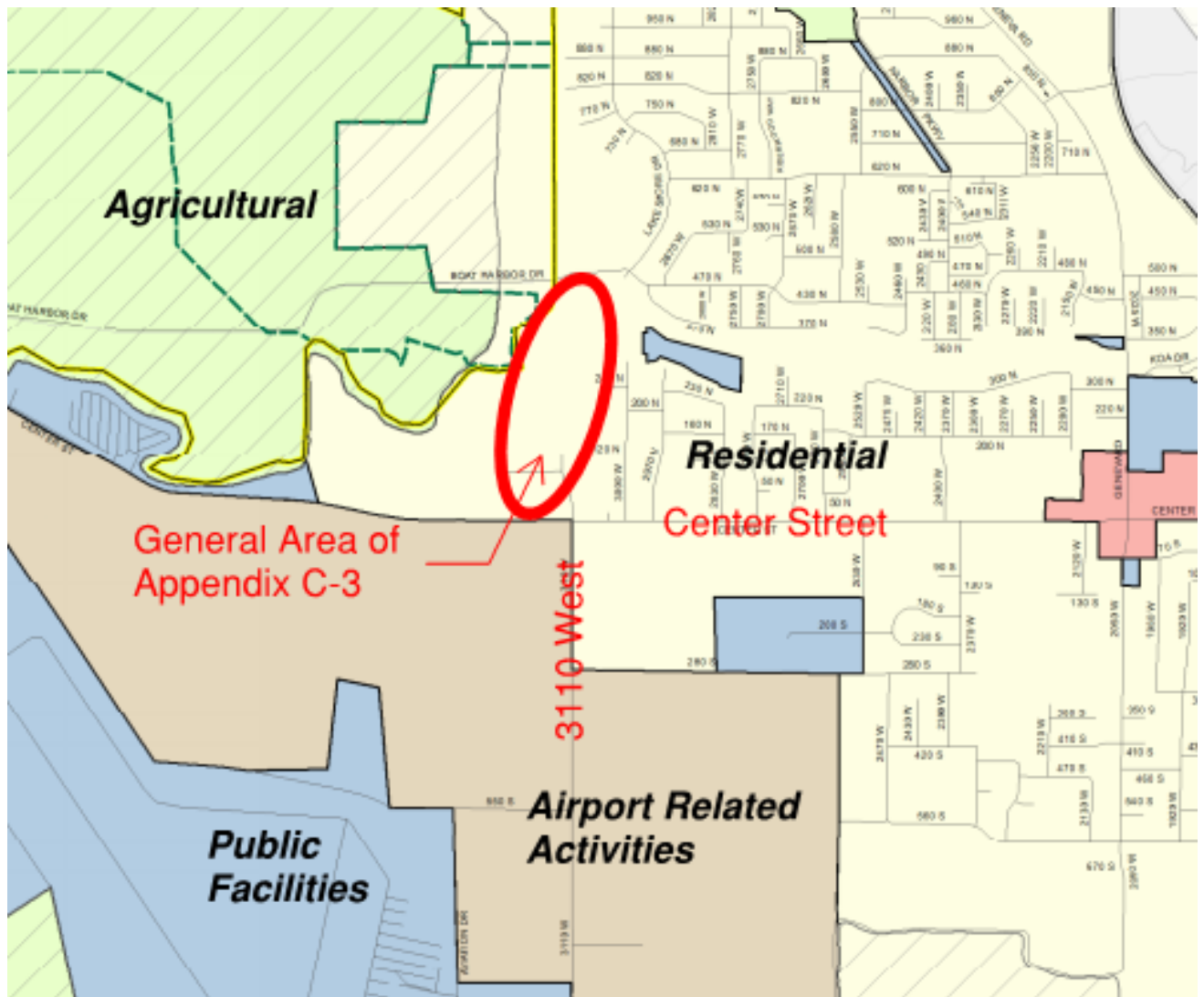
STAFF ANALYSIS and CONCLUSION

Elimination of Appendix C-3 would still address any proposed land use through the General Plan's Land Use Map designation as well as the remaining stated land use policies of the Southwest Area and the Fort Utah Neighborhood. The resulting land use would be "Residential" as illustrated by the Land Use Map of the General Plan, and the key goals and policies of the area and neighborhood would still include the limitation on density of up to 4 units per acre.

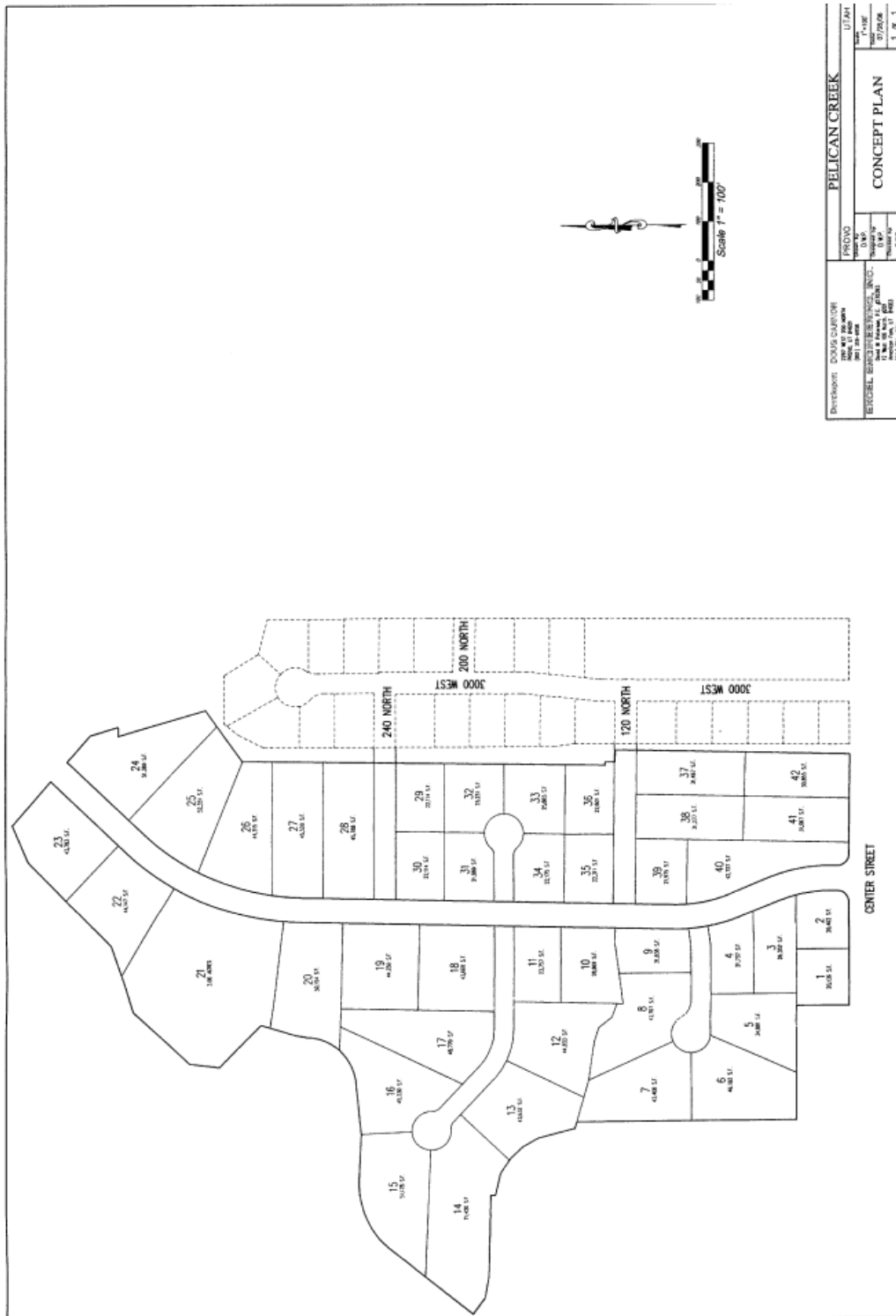
Staff believes there is merit in considering development alternatives for the site other than as proposed by the Pelican Creek Plan. However, staff also believes it would likely be premature to amend the General Plan at this time, until such time as a desirable land use plan for the site can be designed and presented.

STAFF RECOMMENDATION

Recommend to the Municipal Council **denial** of the proposed General Plan Amendment to eliminate Appendix C-3 and related references to the Key Land Policies for the Fort Utah Neighborhood until either the Southwest Area Neighborhood Plan can be completed or else, in the view of the neighborhood and the City, a desirable land use plan for the site can be designed and presented.



Area included within APPENDIX C-3



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	DATE: 11/08/17	SCALE: 1" = 100'
TITLE: CONCEPT PLAN		SHEET NO.: 1 OF 1

Pelican Creek Plan

